



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

October 24, 1988

Present: Ms. Sillers, Mr. Tobin, Mr. Davis, Ms. Chaput,
Ms. Olden

Minutes

On motion by Mr. Tobin seconded by Mr. Davis, the Planning Board voted unanimously to accept the minutes of October 17, 1988, with minor corrections.

Brook View Subdivision

Nancy Lewis representing a real estate agency spoke at length with the Board about the conditions for endorsement of the definitive plan for the Brook View subdivision. Mr. Sherr and Ms. Hughes joined the meeting during the next discussion.

Elizabeth Ridge Plowing

After reading a letter from The Co-operative Bank of Concord to the Board of Selectmen requesting snowplowing of Elizabeth Ridge Road and a request by the Selectmen for a recommendation by the Board, the members instructed Ms. Olden to write to the Selectmen that the Board has no jurisdiction in the matter and that the road has not been accepted by the Town.

Land Court Plan of Land in Carlisle, MA.

On motion by Ms. Chaput seconded by Mr. Davis, the Planning Board voted unanimously against endorsing a plan entitled "Land Court Plan of Land In Carlisle, Mass." dated March 11, 1988, by Stamski and McNary, Inc., for lack of the evidence necessary to show that the plan does not require approval under the subdivision control law because the Planning Board was unable to determine the frontage for the two lots shown.

Cranberry Hill Lane Public Hearing

Mr. Foote joined the meeting for the public hearing. At 8:30 p.m., Chairman Sillers called to order the public hearing on the application of Lawrence R. & Barbara J. Moschini for approval of a 3-lot subdivision on the northerly side of Curve Street, with the entrance onto the property being approximately seven hundred (700) feet easterly of Martin Street, in accordance with a plan entitled "Cranberry Hill Lane, Carlisle, MA" for: Moschini, dated Sept. 23, 1988, by Stamski and McNary, Inc., Sheets 1-8. The following information was presented on behalf of the Applicant:

The site contains 8-9 acres with a 50' access strip 7001 feet easterly of Martin Street. Three houses will be built. It is 1103 feet from Curve Street to the end of the cul de sac. There is an 18' grade differential across the cul de sac. The requested reduction in diameter would mean only a 10' grade differential. There is a big climb up the access road and the Applicant proposes a 9% grade with a waiver of the road width and shoulder width.

Ms. Chaput said that she is concerned about erosion. The Applicant's representative responded that there is natural vegetation on one side of the proposed road and the abuttor on the other side has granted a temporary grading and drainage easement on the other side of the proposed road.

After discussion of the drainage calculations, the Applicant's representative agreed to supply pre- and post-development peak runoff calculations.

Ms. Chaput inquired about grading activity at the cul de sac. The Applicant's representative responded that a swale is proposed at the easterly side and cross culverts under the proposed driveways. The runoff will run through the site as at present. All grades will be 2:1 and loamed and seeded. He added that a fourth lot at the back of the cul de sac may be created later.

Mr. Tobin inquired if there is another conceivable access to the site. The response was that there is not: Martin Street extension is behind the back 2 1/2 acres.

Further information presented on behalf of the Applicant: The excess road length is in order to achieve the desired number of lots. The Applicant will supply the sight line distances for a 40-mile-per-hour road for the intersection

of the proposed road with Curve Street. Any salt used on the site will be carried into the wetland.

After further discussion which was opened to the members of the public in attendance, the Applicant and the Board agreed that the Applicant will supply the following information: a response to the items listed in the report letter by CV&P; appropriate approval to install drainage pipes along Curve Street; pre- and post-development peak runoff calculations; and sight line distances for Curve Street.

At 9:35 p.m., Chairman Sillers continued the public hearing to November 14, 1988, at 8:30 p.m. Following the hearing Mr. Foote left the meeting.

Brook View Subdivision Reviewed

Kurt Benedict and Brigitte Senkler spoke with the Board at length about the conditions for endorsement of the definitive plan for the Brook View subdivision.

Palmer Plan

Mr. Palmer presented a conceptual sketch of development on property he owns. After a brief discussion during which the Board determined that the proposal did not meet elementary requirements for development, the Board recommended to Mr. Palmer that he prepare a more definitive plan for Planning Board review if he wishes to pursue the matter.

Master Plan

During the discussion of the members' assessment of the amount of work required to complete portions of a Master Plan, the members agreed that while the work could be done by volunteers, it could not be completed in time for presentation at Spring 1989 Town Meeting. The members accepted Ms. Olden's suggestion that the Housing Subcommittee resume its consideration of increased-density housing in order to respond to the plan being prepared to construct "affordable" family housing on the Conant Land.

Chairman Sillers adjourned the meeting at 10:42 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Assistant